

**CHAPTER 23 GARAGES, CARPORTS, PARKING LOTS AND GASOLINE
SERVICE STATIONS**

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2300 PRIVATE GARAGES AND CARPORTS

2300.1 A building erected, altered, converted, or reconstructed for use as a private garage shall be subject to the provisions of this section.

2300.2 A private garage that is an accessory building in a Residence District:

- (a) May be located either within a rear yard or beside the main building; provided, if the garage is located beside the main building, it shall be removed from the side lot line a distance equal to the required side yard and from all building lines a distance of not less than ten feet (10 ft.); and
- (b) Where abutting an alley, it shall be set back at least twelve feet (12 ft.) from the center line of the alley upon which it opens.

2300.3 An artist studio shall be a permitted use in either a private garage that is an accessory building located in a Residence District or in a building located on an alley lot, subject to the provisions of this section and the following criteria:

- (a) Occupancy of the private garage shall be limited to one artist and one apprentice for each four hundred fifty square feet (450 ft.²) of gross floor area;
- (b) All operations and storage of materials shall occur inside the building;
- (c) Incidental sales of art work produced by the occupants of the studio shall be permitted within the studio;
- (d) The artist may teach art to one or more apprentices; and
- (e) In addition to any parking spaces that may be required by § 2101 or any other provision of this title, parking for the studio use shall be provided at the rate of one (1) parking space for each three (3) occupants of the studio.

2300.4 A private garage constructed on an alley lot shall be set back at least twelve feet (12 ft.) from the center line of the alley on which the lot abuts.

- 2300.5 A private garage constructed on an alley lot shall be exempt from the requirements for minimum lot dimensions, but shall be subject to the limitation on percentage of lot occupancy for the district in which it is located.
- 2300.6 A private garage permitted in a Residence District as a principal use on a lot other than an alley lot shall open directly onto an alley, and shall not be located within fifty feet (50 ft.) of any building line or within twelve feet (12 ft.) of the center line of the alley upon which it opens.
- 2300.7 The lot upon which a private garage permitted in a Residence District is located shall be exempt from the requirements for minimum lot dimensions, but shall be subject to the limitation on percentage of lot occupancy for the district in which it is located.
- 2300.8 A carport shall be attached to the main building and shall not be located along the side of the building that faces a building line except, if approved by the Board of Zoning Adjustment as a special exception under § 3104, a carport may be located subject to the conditions for accessory open parking spaces in §§ 2116.5 through 2116.9.

AUTHORITY: Unless otherwise noted, the authority for this chapter is the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Code, 2001 Ed. §§ 6-641.01 to 6-641.15 (formerly codified at D.C. Code §§ 5-413 to 5-432 (1994 Repl. and 1999 Supp.))).

SOURCE: § 7401.1 of the Zoning Regulations effective May 12, 1958; as amended by Final Rulemaking published at 35 DCR 465 (January 22, 1988).

2301 PARKING GARAGES

- 2301.1 A building erected, altered, converted, or reconstructed for use as a parking garage shall be subject to the provisions in this section.
- 2301.2 A parking garage that is an accessory use may be located as follows:
- (a) As an accessory building in any district subject to the general provisions for accessory buildings as specified in § 2500; and
 - (b) Within the main building; provided:
 - (1) The entrance or exit to the garage shall be accessible and, when it opens onto an alley, the entrance or exit shall be set back at least twelve feet (12 ft.) from the center line of the alley; and
 - (2) That portion of the garage beneath a side yard, rear yard, or court shall not obstruct required light and ventilation and shall be designed so that the area above it can be used for an unobstructed level open terrace.
- 2301.3 A parking garage erected, altered, converted, or reconstructed as a principal use shall have no vehicular entrance or exit nearer than forty feet (40 ft.) to a street intersection

as measured from the intersection of the curb lines extended. The entrance or exit to the garage shall be accessible and, when it opens onto an alley, the entrance or exit shall be set back at least twelve feet (12 ft.) from the center line of the alley.

SOURCE: § 7402.1 of the Zoning Regulations effective May 12, 1958; as amended by Final Rulemaking published at 31 DCR 6585, 6626 (December 28, 1984).

2302 PUBLIC STORAGE GARAGES, REPAIR GARAGES, MECHANICAL PARKING GARAGES, AND GASOLINE SERVICE STATIONS

- 2302.1 A public storage garage, repair garage, mechanical parking garage, or gasoline service station established or enlarged in any district except in the C-M or M Districts shall be subject to the provisions in this section.
- 2302.2 No portion of the structure or premises to be used for any of the uses listed in § 2302.1 shall be located within twenty-five feet (25 ft.) of a Residence District unless separated from that Residence District by a street or alley.
- 2302.3 No use listed in § 2302.1 shall have a vehicular entrance or exit connected with a street at a point closer than twenty-five feet (25 ft.) to any Residence District existing at the time the use is established, unless separated from the Residence District by a street or alley.
- 2302.4 No driveway of any entrance or exit to any use listed in § 2302.1 shall be closer than forty feet (40 ft.) to a street intersection as measured from the intersection of the curb lines extended.
- 2302.5 Except in a C-M or M District, all grease pits or hoists constructed or established as part of a use listed in § 2302.1 shall be within a building.

SOURCE: § 7403.1 the Zoning Regulations effective May 12, 1958.

2303 PARKING LOTS

- 2303.1 A parking lot in any district shall conform to the following provisions:
- (a) All areas devoted to driveways, access lanes, and parking areas shall be paved and maintained with bituminous concrete or brick materials, or a combination of these materials or other material approved by the D.C. Department of Transportation as structurally equivalent or better, that form an all-weather impervious surface, and that are a minimum of four inches (4 in.) in thickness.
 - (b) The parking lot shall be designed so that no vehicle or any part of a vehicle projects over any lot line or building line;

- (c) No other use shall be conducted from or upon the premises, and no structure other than an attendant's shelter shall be erected or used upon the premises unless the use or structure is otherwise permitted in the district in which the parking lot is located;
- (d) No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended;
- (e) Any lighting used to illuminate a parking lot or its accessory buildings shall be arranged so that all direct rays of the lighting are confined to the surface of the parking lot; and
- (f) The parking lot shall be kept free of refuse and debris and shall be landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Landscaping with trees and shrubs shall cover a minimum of five percent (5%) of the total area of the parking lot, or an area as determined by the Board of Zoning Adjustment for a parking lot otherwise requiring Board approval.

2303.2 In addition to the requirements of § 2303.1, a parking lot located in an R-1, R-2, R-3, R-4 or R-5-A District, and a parking lot located in any other district where such parking lot is contiguous to an R-1, R-2, R-3, R-4, or R-5-A District, shall be screened from all contiguous residential property located in the R-1, R-2, R-3, R-4, or R-5-A District by a solid brick or stone wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high or by evergreen hedges or evergreen trees that are thickly planted and maintained and at least forty-two inches (42 in.) in height when planted.

- (a) The parking lot shall be screened from all contiguous residential property located in an R-1, R-2, or R-3 District by a solid masonry wall at least twelve inches (12 in.) thick and forty-two inches (42 in.) high; and
- (b) All parts of the lot not devoted to parking areas, driveways, access lanes, attendant's shelter, or required screening walls shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition, and in a neat and orderly appearance.

2303.3 If approved by the Board of Zoning Adjustment as a special exception under § 3104, the conditions in § 2303.2 may be waived or modified.

2303.4 Before authorizing a waiver or modification, the Board shall consider:

- (a) The adequacy of protective and screening walls located on adjacent residential property;
- (b) Topographic and traffic conditions; and

- (c) Any adverse effect the requested waiver or modification of standards may have on adjacent residential property.

2303.5 The Board may require any special treatment of the premises that it deems necessary to protect the value of adjacent property.

SOURCE: §§ 7404.1, 7404.2, 7404.3, and 7404.4 of the Zoning Regulations effective May 12, 1958; as amended by Final Rulemaking published at 31 DCR 6585, 6626 (December 28, 1984).

2304 DRIVE-THROUGH USES

2304.1 A driveway serving as a vehicle queuing lane for a drive-through shall conform to the standards in this section.

2304.2 The queuing lane shall provide a minimum of five (5) queuing lane spaces before the first service location and one (1) queuing lane space after the last service location before entering public space.

2304.3 Each queuing space shall be a minimum of ten feet (10 ft.) in width by nineteen feet (19 ft.) in length and shall constitute an exclusive queuing lane.

2304.4 The queuing lane shall not be the only entry or exit lane on the premises.

2304.5 The queuing lane shall be paved and maintained with materials that form an all-weather impervious surface.

2304.6 No vehicular entrance or exit shall be within forty feet (40 ft.) of a street intersection as measured from the intersection of the curb lines extended.

2304.7 Any lighting used to illuminate the queuing lane shall be so arranged that all direct rays of that lighting are confined to the surface of the queuing lane.

SOURCE: Final Rulemaking published at 32 DCR 4374, 4378 (July 26, 1985).